

An on-site Special Study Meeting of the Troy Planning Commission was called to order by Chairman Chamberlain at 6:00 P.M. on October 1, 2002, at the vacant school site property located on the north side of Big Beaver Road, east of Rochester Road, in section 23.

1. ROLL CALL

Present:

Waller
Littman
Vleck
Pennington
Chamberlain
Kramer (6:20)
Starr (6:15)

Absent:

Storrs
Wright

Moved by Littman,

Seconded by Starr

RESOLVED, that Mr. Storrs and Mr. Wright be excused from attendance at this meeting.

MOTION CARRIED

Also Present:

Mark Miller, Planning Director
Brent Savidant, Principal Planner
Susan Lancaster, Assistant City Attorney
Bob Schultz, City of Troy resident

2. PROPOSED PLANNED UNIT DEVELOPMENT (PUD)

A walkthrough of the proposed Backbay Village PUD property was conducted by the Planning Commission.

3. PUBLIC COMMENTS

None

4. ADJOURN

The on site meeting was adjourned at 6:39 P.M.

Respectfully submitted,

Mark F. Miller, AICP/PCP
Planning Director

Minutes for Special Study Meeting of the Troy Planning Commission was called to order by Chairman Chamberlain at 7:30 P.M. on October 1, 2002, in the Lower Level Conference Room of the Troy City Hall on following pages:

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2. PROPOSED PLANNED UNIT DEVELOPMENT (PUD-2)

There was general discussion of the Walk About at the proposed Backbay Village P.U.D. property, located on the north side of Big Beaver, east of Rochester Rd., in section 23.

Mr. Chamberlain suggested that the developer must work with City staff and the Planning Consultant to develop a suitable PUD application. He also suggested that the developer consider consolidating the properties along the north side of Urbancrest to expand the size of the property.

It was agreed that the Planning Commission would discuss the proposed PUD in more detail at the third meeting in October. Mr. Richard Carlisle of Carlisle/Wortman Associates, the city's Planning Consultant, will also be attending that meeting to discuss the project.

3. ORDINANCE REVISION DISCUSSION – SPECIAL USE APPROVALS (ZOTA 197)

Mr. Miller presented the Schedule of Uses matrix. He explained that the matrix was updated to include proposed changes to the Special Uses. He asked for clarification on what Special Uses the Planning Commission wanted to change.

There was general discussion on the history on amendments to cell tower provisions in the ordinance.

Mr. Miller asked if cell towers should continue to be allowed as Special Uses in the One Family Residential districts.

Mr. Chamberlain stated that the consensus is that they should be.

Mr. Miller stated that cell towers will remain as a Special Use in the One Family Residential districts, and the Planning Commission will consider amending the design standards in the future.

Mr. Miller went through a list of Special Uses that needed clarification. The list had been provided to the Planning Commission in their packet, in a memo dated September 27, 2002. The Planning Commission discussed and reached consensus on each of the items on the list.

4. ORDINANCE REVISION DISCUSSION – OFF STREET PARKING REQUIREMENTS_(ZOTA 198)

Mr. Miller presented a chart which compared parking standards for the City of Troy and three other cities. Two of these cities were edge cities (Farmington Hills and Schaumburg, IL) and the other was Rochester Hills. This chart will serve as a basis for updating the current parking standards.

The concept of landbanking was discussed. It was generally agreed that the concept should be further discussed in the future, particularly as related to larger uses.

Mr. Kramer suggested that grass pavers would be a suitable option, particularly for overflow parking areas or parking that is needed a few times per year.

5. OCTOBER 8, 2002 REGULAR PLANNING COMMISSION MEETING – GENERAL DISCUSSION

Mr. Miller presented a list of upcoming Planning Commission projects.

Mr. Chamberlain asked that this list be provided for and discussed at the first Study Meeting of every month.

Mr. Chamberlain presented the “Items to Discuss List” to the Planning Commission and asked members to consider items to add to the list.

Mr. Chamberlain asked that cell tower language be added to the list.

Mr. Kramer suggested that Maple Road Revitalization be added to the list.

6. PUBLIC COMMENT

Mr. Phil Ode, 4508 Whisper Way, handed out some information on ham radio towers. He stressed that the minimum height for ham radio antennae should be 75 feet. He encouraged the Planning Commission to develop a law that is workable for both the city and ham radio operators.

Bob Schultz, 883 Kirts, discussed examples of cell towers and antennae in surrounding communities.

Mr. Schultz also presented a Traffic Committee Report. He noted that three sidewalk variances were recently granted, one for Hollywood Market and two for single family homes.

Mr. Kramer invited Mr. Ode to participate in a Ham Radio Committee meeting that has yet to be scheduled. He wants Mr. Ode to assist in developing a process whereby the BZA can determine whether an application meets the intent of the FCC in terms of allowing for effective communication.

7. ADJOURN

The Special Study Meeting of the Planning Commission was adjourned at 9:21 P.M.

Respectfully submitted,

Mark F. Miller, AICP/PCP
Planning Director